

When Recorded Return to:
WILLIAM A HARDAN
DIANE E HARDAN
5003 Macbeth Drive
Aancortes WA 98221



200412210072
Skagit County Auditor

12/21/2004 Page 1 of 2 11:32AM

Chicago Title Company - Island Division
Order No: BE9569 MAM
1C33379 ✓

STATUTORY WARRANTY DEED

THE GRANTORS, **LONNIE L. GARDNER** and **CHAR GARDNER**, husband and wife

for and in consideration of Three Hundred Seventy Thousand and 00/100...(\$370,000.00)
Dollars in hand paid, conveys and warrants to

WILLIAM A HARDAN and **DIANE E HARDAN**, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 5, PLAT OF BIRDSVIEW MEADOWS, according to the plat thereof, recorded in Volume 17 of
Plats, page 56 through 58, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Account No. : 4730-000-005-0000 P114351

Subject to: Restrictions, reservations and easements of record and the Skagit County Right to Farm Ordinance, as follows: Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance.

Dated: December 14, 2004

LONNIE L. GARDNER

CHAR GARDNER

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that LONNIE L. GARDNER is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: December 14, 2004

Mary Anne Meyer
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: March 5, 2005



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
6845
DEC 21 2004
6586.00
Amount Paid
By Skagit Co. Treasurer
Deputy

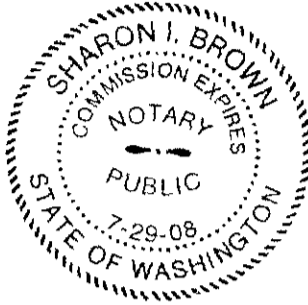
STATE OF WASHINGTON
COUNTY OF *Okanogan*

I certify that I know or have satisfactory evidence that CHAR GARDNER is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: *12/16/04*

Sharon I. Brown

Notary Public in and for the State of Washington
Residing at *Fluvay*
My appointment expires: *7-29-2008*



UNOFFICIAL DOCUMENT



200412210072
Skaait County Auditor